

**A PLANNING PROGRAM
FOR
SOUTHWEST GEORGIA**



**Prepared For
SOUTHWEST GEORGIA PLANNING AND DEVELOPMENT
COMMISSION**

**By
GRADUATE STUDENTS IN CITY PLANNING
GEORGIA INSTITUTE OF TECHNOLOGY**

**PUBLISHED BY
Community Development Division
GEORGIA POWER COMPANY**

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INTRODUCTION

The Southwest Georgia Planning and Development Commission has contracted with the faculty and students of the Graduate Program in City Planning at the Georgia Institute of Technology to inventory the present status of planning in Southwest Georgia and to recommend a planning program that will meet the needs of the Region. Although the Commission is involved with both planning and industrial development, this report only contains recommendations for planning.

The program of the Commission presently includes an inventory of the natural and industrial resources that exist in the Region. They are also active in negotiating for new industrial activities and have completed a site inventory for a complex of vacant industrial buildings. The professional staff of the Commission includes an executive director, a draftsman and an economist. There are presently several studies and reports available which have information relating to the Southwest Georgia Region. An annotated listing of these studies is in the Appendix of this report.

The purpose of this report is to prepare a recommended planning program for the Commission. This report contains the following three chapters:

RECOMMENDED REGIONAL PLANNING PROGRAM

This chapter discusses methods for establishing a regional planning program, basic studies needed for regional planning, and the development of a general plan. The need for special studies, which result from the basic studies and the general plan are also discussed.

RECOMMENDED LOCAL PLANNING ASSISTANCE

This chapter recommends methods for rendering technical assistance to the localities and proposes a training program for local planning officials.

RECOMMENDATIONS FOR PROGRAM IMPLEMENTATION

This chapter proposes a staff organization for the Commission, methods of financing and recommends an interim program until a full-time planner is hired.

In addition to this report, separate reports were prepared for each of the thirteen counties that are members of the Southwest Georgia Planning and Development Commission. The individual reports for the various counties include an inventory of the maps, codes, special studies and technical personnel that are presently available in each county along with recommendations for future organization, studies, and programs.

The information needed to prepare this report and the reports for the thirteen counties was gathered through interviews with the Commission's executive director, local community officials, planning com-

mission members, and businessmen in Southwest Georgia. Personnel of state agencies and universities concerned with programs and problems in Southwest Georgia were also interviewed; studies and reports by consultants and independent agencies dealing with the region were reviewed.

SUMMARY

In order to develop a comprehensive and effective planning program, the Southwest Georgia Planning and Development Commission should: (1) develop a regional planning program and compile the basic studies necessary for long-range planning; (2) develop methods and techniques for providing local planning assistance; and (3) organize to implement these planning programs. The following recommendations are made to assist the Commission accomplish these planning objectives.

REGIONAL PLANNING PROGRAM

Executive directors of other regional commissions and representatives of the State Division of Planning should be invited to participate in a conference on the needs and problems in Southwest Georgia. Based on the findings of such a conference, the executive director and executive board of the Southwest Georgia Commission should enumerate the goals and objectives of the regional planning program.

Basic studies for population and economy, mapping, land use and transportation should be prepared for the region as soon as possible. Supplements to these studies should also be prepared for those localities desiring them.

The findings of the basic studies should be presented in a

general plan for the Region. A sketch plan should be initially prepared to reflect the preliminary results of the basic studies. This plan should be further refined as more data are collected until a more detailed general plan can be developed.

As a result of information derived from the basic studies and general plan, a need for special studies on various matter will arise. The need for one special regional study (Lake Seminole Area) is, however, already apparent and the Commission should consider undertaking it as a part of the regional planning program.

LOCAL PLANNING ASSISTANCE

The staff of the Commission should develop methods for providing technical assistance to localities in the Region. In addition to the basic planning activities, such assistance would include the preparation of special studies, supervision of consultants who are working in the various localities and doing research on problems in the localities.

Training programs for local personnel should be developed and seminars should be held on the establishment of planning commissions, code enforcement, regional planning activities, and other matter.

PROGRAM IMPLEMENTATION

The Commission should hire a full-time planner as soon as possible. In the interim period, the Commission should consider hiring a resident planner on a per-diem or retainer basis.

The Commission should continue its present method of financing by local contributions, but should also be willing to contract with local governmental and private agencies for special studies. It should also seek financial assistance from State and Federal Agencies.

The interim program of the Commission should consist of holding a conference on the regional planning program, hiring consultants to prepare the necessary basic studies, and recruiting a full-time planner.

CHAPTER I

RECOMMENDED REGIONAL PLANNING PROGRAM

The Southwest Georgia Planning and Development Commission should develop a regional planning program. The first step in developing such a program would be to define the needs and problems of the region. To assist the Commission in establishing these goals and objectives, a conference should be held with executives of other regional planning commissions, representatives from the State Division of Planning, and staff members of other public agencies. At the conference these officials can also recommend studies necessary for Southwest Georgia. Details for holding this conference are more fully described in the section on interim programs.

A second step in developing a regional planning program should consist of the preparation of certain studies that are basic to effective regional planning. A general plan should then be prepared for the region that will coordinate the findings and recommendations of the basic studies. These basic studies and the general plan will reveal the need for further special studies which should be included in the regional planning program.

The general supervision of the consultants preparing the regional studies recommended in this chapter is also a vital part of the regional planning program.

BASIC STUDIES

The conference referred to above will recommend studies for the development of a regional planning program. Certain studies, however, are common to all planning. These basic ones, which will be a prerequisite for the development of a planning program, are (1) a study of population and economy; (2) a mapping program; (3) an analysis of land use; and (4) a transportation study.

POPULATION AND ECONOMY STUDY

The population portion of the study deals with current estimates and forecasts of numbers of people, population distribution and density, and characteristics, such as age, sex, race, income, employment, housing, and level of education. The economic portion will relate the economy to the population data, and cover the three major economic functions, that is, production, distribution, and consumption. The economic analyst projects future employment, land requirements, and feasibility of development by means of an examination of resources, the number of employees, value added by manufacturing and agriculture, the wholesale and retail trade, personal services, income, and other employment data.

How the Population and Economy Study May Be Used. Area-wide population and economic information will be used, for example, in the development of over-all transportation studies, industrial plans, and

special services, such as libraries, higher educational facilities, and regional parks. It will be possible, moreover, to provide private as well as public organizations with population projections and accurate statistics.

Locally, data gathered in the study will be used in the development of rational thoroughfare plans, in budget and tax programming, and in decisions involving location and type of community facilities. For example, the need for abolishing or opening a new elementary school or for establishing an adult education center may be determined from information contained in such a study.

Private enterprise can also use available information needed for decisions related to plant locations and wholesale or retail outlets.

Format of the Study. Presentation of the data should be in such form that one section will cover the area as a whole, and the other sections will cover each county separately, and in detail. Municipalities should be able to select data pertinent to the individual city or town. This arrangement is necessary for two reasons. First, it will be necessary to be able to separate the sections so that a given county may incorporate the appropriate portion into its individual comprehensive plan. Second, in supplying population data and statistics to private and governmental organizations, both regional and local compilations are in demand.

Who Should Make the Study. As has been shown above, a population and economy study is basic to virtually every plan made and should therefore be started immediately. It is recommended that a consultant be employed. Even though a planner may be employed for

the Area Commission staff within a reasonable time, it will be best to proceed immediately with a consultant. Except in agencies having large staffs, analysts who specialize in this type of report are most frequently employed.

MAPPING AND LAND USE ANALYSIS

Mapping and land use are discussed jointly because it is being suggested that aerial photographs be used in part for the preparation of base maps and for making the land use inventory.¹ In many instances the same photographs may be used, and the two programs should be carried on simultaneously.

Mapping Program. Maps are necessary for any physical planning. The base map generally used in planning studies is one showing principal political and geographic features and is usually at a scale of 1"=2000'. For regional planning presentations the map is frequently at a smaller scale. A base map is used for graphic presentation of a great variety of information related to physical planning. It may be used to depict comparative conditions of population density, housing, income distribution, and other social and economic factors as they relate to physical location.

Private developers often need maps, and the sale of maps to the general public may help to defray the cost of the mapping program.

Preparation of the Base Maps. A person on the staff of the Commission could be in charge of the mapping program. He will

¹ See below the paragraphs on preparation of the base maps and who should make the land use inventory.

probably be able to prepare base maps for some areas simply by collecting reliable maps from various sources and making a composite from them showing necessary features. Other areas will have to be flown and maps made from the resulting aerial photographs.

This survey of planning studies has revealed some of the sources for existing maps. A number of the counties are partially covered by the United States Geologic Survey topographic maps. State of Georgia General Highway Maps are available for all the counties. Some of the localities may already have base maps although some may need to be up-dated. All counties are covered by Agricultural Stabilization and Conservation Service aerial photos, and although these are not at mapping scale, information may be procured from them. Other sections of the survey have pointed out the local areas requiring base maps.

The Commission should contract with an aerial photography and mapping firm to prepare any maps which cannot be prepared from existing material.

Land Use Analysis. A study of this type consists of an inventory of land uses and an analysis of problems related to land use, including incompatibility of uses, uneconomic uses, and other related factors. It is proposed that the regional land use analysis be a generalized one made from aerial photographs. Detailed studies in the urbanized areas may be made locally. Aerial photographs made by the Agricultural Stabilization and Conservation Service are available for all counties. Several counties have completed or are completing land use studies under a program of the Soil Conservation Service.

The analysis is primarily used as a base for the development

of a future land use plan. The land use plan is used as a guide by all governmental agencies in determining such matters as water and sewer extensions, road locations, and approval of subdivision plats. The land use plan is also referred to by private individuals prior to undertaking new development. Industry is particularly interested in land use development plans for a surrounding area.

Who Should Make the Study. As in the case of the population and economy study, information from the land use analysis is of such a basic nature that the Commission should proceed with the study. A consultant is recommended to do the job.

The land use plan, however, should not be made at this time, but should be developed by the planner for the Commission.

TRANSPORTATION STUDY

This study should estimate the future needs for transportation facilities in the region and determine whether or not existing facilities are adequate to meet these needs. The study should also project future volumes of traffic and recommend improvements that will accommodate these volumes. This study could best be prepared by a private transportation consultant working jointly with the staff of the Commission.

Highways. In order to stimulate development in the region, a highway study should be undertaken by the Commission to point out where new roads should be constructed or existing facilities improved. This study should consider the capacities of existing highways in relation to projected volumes and propose a major thoroughfare system for the region.

Airports. The demand for facilities to serve commercial aircraft, private and business aircraft, and air freight should be thoroughly studied and projected into the future. The airport facilities in Albany, Camilla, Dawson, Moultrie, Thomasville and Bainbridge should then be analyzed to determine whether or not they are adequate to meet the present demand. This study should also indicate how far into the future these facilities will be adequate. Finally, the study should review the National Airport Plan to determine if the findings of the study are consistent with the recommendations of the national plan.

Ports and Waterways. A study should be made of the region's ports and waterways. The study should consider the location of ports and terminal facilities for industrial development purposes and from

the standpoint of transferring goods from water to land transportation modes. The feasibility of the Flint River's being developed for navigation should also be analyzed in this study.

Railroads. A study of the freight car loadings and passenger traffic in the various localities in the region should be made. The study should then determine whether the facilities to handle this traffic are adequate, should be improved, or should be abandoned. The study should also include a projection of future rail traffic and recommendations as to how to meet these future needs.

THE GENERAL PLAN

The information obtained from the various studies should be compiled to form a general plan for Southwest Georgia. This plan should reflect the major policies, goals, and objectives of the Commission.

The four basic planning studies described above will require about two years to complete. In order to give direction to the regional planning program during the period between the start and completion of these studies, certain initial data should be incorporated into a sketch plan of the area. This sketch plan should be compiled about six months after the basic studies are begun. Such a sketch plan would reflect the initial findings of population, economy and transportation information, and basic land use data. The plan should be capable of being easily revised as more refined information becomes available. Commission members and interested citizens should also be encouraged to contribute ideas to the development of the sketch plan.

The plan should be widely circulated and discussed in detail with interested groups in the region. Although this sketch plan will not be complete or free from mistakes, it may be used to sample public opinion and stimulate public interest in the planning process.

As the population, economy, land use, and transportation data are refined and future conditions become more predictable, the sketch plan should be developed into a general plan for the region. This plan should show the projected growth patterns in the various localities of the region, indicate the location of new public facilities, and develop a coordinated system of transportation facilities that will meet the region's future needs.

SPECIAL REGIONAL STUDIES

The Commission's basic studies and general plan will indicate certain special studies needed for the development of an effective regional program. The basic studies and the plan will be most significant sources of data defining the type of special studies that should be considered by the Commission. The only special study that is obviously needed at this time is an analysis of Lake Seminole and its surrounding area.

A study of the lake and its surrounding area would evaluate and present the recreation, tourism, industrial, and over-all development potentials of the area. Some basic studies, such as the population and economic analysis, transportation plan, and others, should be detailed in relation to the lake and its adjacent area.

It is recommended that the Commission not undertake any other special studies unless they are suggested at the regional planning conference or are indicated during the preparation of the basic studies and the general plan.

CHAPTER II

RECOMMENDED LOCAL PLANNING ASSISTANCE PROGRAM

One of the most important functions of the Commission will be the initiation and operation of a local planning assistance program. This program should consist of providing technical assistance and training programs to the local governments.

General advisory services should be provided to local governments. With the many state and federal-aid programs, the Commission could serve a very useful function by making information available concerning the types of aid offered to local governments. Also, some provision should be made for advising cities on the proper organization, administration and operation of planning programs. A major portion of the technical assistance work of the Commission's staff will be the undertaking of specific studies for participating counties and cities. Such studies will be numerous and would be undertaken by the staff or by consultants supervised by the staff. The staff would also be able to coordinate certain special studies with the regional planning program.

The supervision and operation of training programs for local government personnel should be an important function of the Commission. These training activities would involve planning officials, department staffs, and other administrative offices of the participating governments.

TECHNICAL ASSISTANCE

The local assistance section of the Southwest Georgia Planning and Development Commission should furnish direct technical assistance to local planning commissions. This should include preparation of specific studies, supervision of consultants and research.

PREPARATION OF STUDIES

The local assistance staff should work closely with the local planning commissions and their designated planning directors in the preparation of most local studies. The local commissions and their personnel should gather the basic data for such studies as land use, neighborhood analysis and major thoroughfare plans. Initially the staff should work very closely with the local commissions and their personnel. However, as the local personnel become more experienced, the staff should do less technical work and offer more general advisory services and over-all guidance. The staff personnel should always be available to answer questions on day-to-day planning activities or give expert opinions on technical matters. The staff should also aid in drafting, editing, and publishing local studies and maps.

SUPERVISION OF CONSULTANTS

The local basic studies will probably reveal the need for undertaking certain special studies. Some of these studies may require the skills of a specialized consultant. Also, consultants may have to be used for some basic studies because of the limited number of personnel. When consultants are needed, the Commission can more easily

obtain those most qualified for the job than can local commissions. The Commission can also help the local commission guide and supervise the consultants.

RESEARCH

The Commission's local planning section should also provide research services for county and city planning agencies. The section should maintain a planning library of current planning and related statistical material. Information related to specific local studies should be available to localities undertaking the studies. Specific research should also be conducted by staff upon request by a local commission.

TRAINING OF LOCAL PERSONNEL

At present, many of the local public officials are not prepared to properly implement the plans that will be prepared for them by the Southwest Georgia Planning and Development Commission. Because of this, it is recommended that the Commission provide training courses for these officials.

SHORT COURSES AND CONFERENCES

It will be the responsibility of the Commission to plan and organize these programs, encourage the attendance and participation of planning directors and other public officials and make arrangements to have the local officials attend training courses held independently of the Planning and Development Commission. The following training programs are recommended.

Training Program for Planning Directors. Several of the county reports are recommending that the planning commission, with the cooperation of local elected officials, designate the building inspector, clerk, or some other person as the planning director of the local planning program. The planning director will serve the planning commission by administering the programs outlined in the plans. Some of his chief duties will be: (1) to review and make recommendations to the planning commission on matters concerned with zoning and subdivision regulations; (2) to enforce the building and housing codes; and (3) to maintain and revise the land use map, base map, and other basic planning data. Since many of these planning directors will be assuming new and unfamiliar roles, it is

important that they receive adequate training in this field.

A training course designed to meet these particular needs is offered by the graduate city planning staff of the Georgia Institute of Technology. This two-week short course is conducted during the summer at the Institute in Atlanta. The course covers such topics as the background of planning, the framework of planning (the planning agency and planning objectives), studies and analyses (e. g. , economic base analyses and population analyses), plan preparation, and the methods of plan implementation (e. g. , building and housing codes, land subdivision regulations and zoning). Since this comprehensive , professionally-led training course is already available in Georgia, it is recommended that the Planning and Development Commission make arrangements to send the local planning directors to it.

Training Program for Planning Commission Members. Planning commission members are responsible for explaining the planning process to local citizens, having plans and studies made, approving or disapproving subdivision plans, passing on zoning matters, and selecting the personnel for implementing the plans. Although commission members are chosen on the basis of common sense, character, and civic consciousness, they are quite often not prepared to undertake the duties to which they are assigned because they are not knowledgeable in the field of planning. Since it is essential that commission members understand the planning process, the Planning and Development Commission should provide classes and seminars oriented to the planning commission members' duties.

Such a training program should consist of a number of night sessions which meet at least once every two weeks for a length of time sufficient to carry out an effective program. The sessions should be

held at a location which is central to the whole area, such as Camilla.

Special Training Programs. The training programs discussed above are not designed to include everyone who plays a significant part in local planning. For example, some cities without planning directors will have the building inspector, clerk, or some other official in charge of implementing the plans. They may be responsible for enforcing the building and housing codes, handling and making recommendations to the planning commission on zoning matters, reviewing subdivision plats for the planning commission and keeping planning data current. Furthermore, the other training program will not cover all planning matters in sufficient detail and will not be able to deal with special planning problems that may arise from time to time. For these reasons, it is recommended that the Planning and Development Commission organize special training programs as they are needed.

Among others, the Planning and Development Commission should definitely plan a training program on code enforcement. This course will be needed for the planning directors or building inspectors who have not had formal training in this field. The code enforcement program should consist of a series of lectures, discussions, workshops and field trips. The following are some of the items which should be covered in these sessions: a thorough analysis of the written codes (building, housing, gas, plumbing, electric, heating, and fire prevention); the procedure to follow in making inspections; and the procedure for issuing permits and recording them.

Since this program will necessitate workshops and field trips, several day time sessions will be required in addition to any night sessions. The sessions should not be more than two weeks apart.

IN-SERVICE TRAINING

In addition to the training they may receive in the group programs discussed above, the local planning personnel should be assisted and trained by planners making studies for their local area. It would be ideal to have these professionals train the planning personnel in the proper methods of implementing the plans that have been prepared.

ASSISTANCE AVAILABLE FOR TRAINING ADMINISTRATION

Although the Southwest Georgia Planning and Development Commission will be able to direct many of the training courses, it will have to rely on other sources of assistance for particular programs. The following persons and organizations are available:

Graduate City Planning Program, Georgia Institute of Technology. In the summer, the graduate city planning staff of the Georgia Institute of Technology provides a two-week short course. This course is especially designed to train non-professional planning directors. A tuition is required for persons taking this course.

Regional Planning Section, Planning Division, Georgia Department of Industry and Trade. The Area Planning and Development Commission can request staff members of this agency to participate as speakers and discussion leaders in some of the classes and seminars.

Local Professionals and Officials. There are a few professionally-trained or qualified persons (e.g., the planning director of Albany and Dougherty County and the building inspector of Albany) in the southwest Georgia area. They will probably be available to teach some of the special training courses.

Private Consultants Doing Local Work. Many of the local plans will be prepared by private planning consultants. The Planning and Development Commission should have these consultants explain their plans to the local officials and give them instructions on implementation.

Center for Continuing Education, University of Georgia. This Center will organize and conduct training programs on planning and planning related subjects. A fee is charged for these services.

FINANCING THE TRAINING PROGRAM

To finance these training and education sessions, the Planning and Development Commission should apply for "701" funds through the Local Planning Assistance Program of the Housing and Home Finance Agency. This agency will pay three-fourths of the costs of education-training sessions that are concerned with the administration of planning programs and capital budgeting. The "701" program will not only pay the expenses of bringing in professionals and specialists or sending planning directors to short courses, but will also finance the activities that the Planning and Development Commission will undertake in training personnel.

CHAPTER III

RECOMMENDATIONS FOR PROGRAM IMPLEMENTATION

It is envisioned that the Southwest Georgia Planning and Development Commission will be engaged in two programs --- regional planning and local planning assistance, each of which has been discussed above. Both types of planning operation are significant in terms of program and personnel requirements. This chapter will discuss staffing and financing. It is recognized that time will be needed to recruit qualified personnel; therefore, a section recommending an interim program is included in this chapter.

PERSONNEL

The Southwest Georgia Planning and Development Commission should hire a full-time planner as soon as possible. The planner should then be the one to decide what additional staff personnel he will need in order to perform the planning duties for the area.

The planning duties should be divided into two functions, area planning and local services. The responsibilities of area planning will be to carry out area-wide planning activities, obtain and supervise consultants to do area-wide basic and special studies, and eventually to formulate an area comprehensive development plan. Most of the studies will be performed under contract by private consultants and such public agencies as the University of Georgia's Institute of Law and Government, the United States Geological Surveys, Georgia Institute of Technology, and many others. The planner will help circulate the studies and discuss their contents with interested and affected people and agencies. His presence and assistance can also help carry out appropriate recommendations.

Local assistance will consist of providing technical and administrative planning services to local governments and administering a training program for their local planning personnel. Additional personnel will probably be needed for this function since a major portion of the local planning work will be performed by the staff in conjunction with local planning commissions and personnel.

The Planning Division of the Georgia Department of Industry and Trade has recently created a Regional Planning Section to assist the planning programs of Regional Planning and Development Commis-

sions in the state. The Southwest Georgia Planning and Development Commission should utilize the Section's assistance in formulating regional planning goals, in organizing and setting up the planning program, in administering the local planning training program, in determining the types of maps needed and techniques for preparing them, and in supervising consultants.

METHODS OF FINANCE

It is expected that one of the prime concerns of the commission will be the financing of both the regional and local planning programs. Various sources of financing should be considered and each source utilized to the optimum.

LOCAL CONTRIBUTIONS

The current method of financing the activities of the Area Commission, payments on a per capita basis from participating members, is expected to be continued. The Commission is urged to allocate an adequate portion of this revenue to carry on the planning program until funds from other sources can be obtained. The general services offered by the Commission should be covered by the annual contribution.

AID PROGRAMS

The Commission is now receiving funds from a state-aid program administered by the Department of Industry and Trade. The program provides matching grants of funds on an unrestricted basis to area planning commissions. This is an excellent source of aid and is currently being utilized by most area commissions in Georgia.

Section 701 of the Housing Act of 1954, as amended, has provided funds to help communities defray the expenses of preparing a comprehensive plan. This assistance has been utilized by several member communities in Southwest Georgia. Examples of planning elements that are eligible under this program include mapping; undertaking surveys and analyses; preparation of land use, transportation

and community facilities plan; and formulating regulatory measures such as zoning ordinances and subdivision regulations. Other eligible activities include coordination of plans with departments of local government and other governmental units, public education activities relating to planning, and advisory services concerning the administration of the planning program. Regional planning activities are eligible under the Urban Planning Assistance Program only under certain conditions. For example, mapping, surveys, and such analyses as population, economy, land use, and transportation can be made so long as they are developed to aid local planning programs.

The Economic Opportunity Act of 1964 provides for sharing the cost of community action programs in the areas of employment, community services, and job training on a federal-local basis. Action plans for programs in each of these areas can be prepared under this federal Act. Probably most significant is the provision that would allow the addition of a person to the Commission's staff to work in these areas. All of these activities are eligible for 90 per cent federal assistance. Information on this program is available from the Georgia Department of Industry and Trade.

It is possible that other funds are or will be available from other state or federal sources and that these could be utilized by the Commission. For example, funds or special studies are available from the Area Redevelopment Administration, U. S. Department of Commerce.

CONTRACTS

It is recommended that the general advisory services of the Area Commission be made available to the members without further

charge. It is also anticipated that the staff will be available to undertake additional special studies for local governments. A charge should be made for these extra services and should be based upon the complexity of the study. This charge should cover only the actual administrative, salary, material, and travel costs.

Some state and federal agencies and private companies are interested in undertaking certain studies in this region. The Commission might, under contract, wish to prepare these special studies for these organizations.

INTERIM PROGRAM

The Southwest Georgia Planning and Development Commission should undertake an interim planning program until a full-time planner is hired. It should consist of base mapping and a program for both the regional and local planning activities of the commission.

BASE MAPPING

A base mapping program for the area could be started immediately by the Commission staff. The Regional Planning Section of the Planning Division, Georgia Department of Industry and Trade, could give the Commission advice concerning the types of base maps that should be prepared and the techniques for preparing them. County and city highway maps, other types of existing maps, and aerial photographs should be used in the mapping process. Aerial photographs are available for each county at the Agricultural Stabilization Committee Office. However, these photographs are at an odd scale and some may be outdated because of rapid growth in some areas. Thus, portions of the region may need to be rephotographed.

REGIONAL PLANNING PROGRAM

The first step in establishing an interim regional planning program should be to outline the activities to be undertaken immediately. This could best be accomplished by consulting with one or more experienced planning directors who have set up similar planning programs. In addition to the Planning Division, Georgia Department of Industry and Trade, some recommended directors are: Robert Doyle, East Central Florida Regional Planning Commission; Robert Barbour, Western North Carolina Regional Planning Commission; Otis Trimble, Planning Division, Florida Development Commission; and Sidney Thomas, Coosa Valley Area Planning and Development Commission. The Commission, with the assistance of the Regional Planning Section, Georgia Division of Planning, could then invite these directors serving as consultants for a one or two-day visit to the area. They could be flown or transported by other means over the entire region so they could make more valid recommendations about studies to be undertaken. The Commission should also invite representatives of various public agencies such as the Highway Department, Port Authority, Agriculture Department and others operating in southwest Georgia for a conference on setting up the regional planning program. The Commission and the State's Regional Planning Section could review the recommendations of the experienced planning directors and the representatives of public agencies and prepare a program outline for the area. Interested consultants could then be asked to submit proposals for preparing the items of the program. Among others, these will probably include a population and economic study, a land use study, and a transportation study. The

State's Regional Planning Section could also help supervise these consultants in the preparation of these studies.

LOCAL PLANNING PROGRAM

The Commission should also begin an interim local planning program. This should consist of rendering a limited amount of local assistance and beginning a training program for local planning personnel.

Resident Consultant. One possibility that should be considered is to obtain a resident consultant on a full-time or per diem basis until the Commission can hire its own planner. The resident consultant could perform all the regular duties of the Commission's planner, including rendering local planning assistance and administering the training program for local planning personnel and building inspectors. The consultant selected by the Commission to undertake its basic studies could also perform these resident duties. When the Commission hires its own planner, the resident consultant would no longer be required.

Training Program. The Commission should begin a training program for local planning personnel and building inspectors as part of its interim program. The resident consultant with the assistance of the State's Regional Planning Section could greatly aid the commission in administering this training program. Others that could aid in this program include the University of Georgia Center for Continuing Education, Georgia Institute of Technology's Graduate Program in City Planning, and the trade schools located in the Area. Classes and seminars should be held at regularly scheduled times (one evening each week, for example). Planning specialists and code enforcement experts could be brought in to

teach special classes and hold conferences. Professional planning personnel and experienced building inspectors working for local governments in the area, such as Albany, should also be utilized in this program. The local planning personnel who have been designated as planning directors could also attend the two-week summer short course in planning conducted by the Graduate staff in City Planning, Georgia Institute of Technology.

A P P E N D I X

GEORGIA STATE SURVEY AND PLAN FOR THE CONSTRUCTION OF HOSPITALS AND MEDICAL FACILITIES

Prepared by:

The Georgia Department of Public Health.
1959.

This survey studies hospital problems throughout Georgia to determine the relative needs for improved medical facilities. Acceptable and non-acceptable general hospital facilities and beds are presented for each hospital in the state. The location and service areas of various medical facilities are set forth, including hospital training facilities, chronic disease hospitals, nursing homes, mental facilities, tuberculosis services and facilities, diagnostic and diagnostic treatment centers, rehabilitation facilities, and public health centers in Georgia. A schedule of priority areas and needs has been developed for general hospital facilities.

The report invisions greater emphasis in the future on the development of psychiatric, chronic and nursing home projects due to wider public interest in the aged, long-term patient care and mental health.

VALUE OF STUDY TO THE SOUTHWEST GEORGIA AREA

The status of hospital construction and public and private medical facilities in the Southwest Georgia Area is readily apparent from a review of this report. The survey and plan, however, were done in 1959 and are therefore six years old. A new report should be prepared to bring the 1959 plan up-to-date.

BACKGROUND DATA
FOR AN EIGHTEEN-COUNTY AREA IN SOUTHWEST GEORGIA

Prepared by:

University of Georgia Institute
of Community Development.
1963.

The eighteen county region covered in this report includes eight of the thirteen counties represented by the Southwest Georgia Planning and Development Commission: Baker, Calhoun, Dougherty, Lee, Miller, Mitchell, Terrell and Worth. The study is a survey and analysis of the economic and social characteristics in an eighteen county region in Southwest Georgia. The major items covered are: (1) geographical characteristics, including topography, climate, soils, vegetation and mineral deposits; (2) population characteristics; (3) employment and income of the civilian labor force; (4) agricultural characteristics; (5) production and value of forest products; (6) manufacturing and wholesaling; (7) tourism; (8) transportation and communications and (9) local government.

The report uses 1950-1960 census data. Only the population, however, is projected past 1960. Population projections to 1970 are made by Dr. J. C. Belcher of the University of Georgia.

VALUE OF STUDY TO THE SOUTHWEST GEORGIA AREA

The background data presented is generally broken down by county and thus is applicable to the eight counties which are members of the Southwest Georgia Planning and Development Commission.

As with all reports, the statistical information used may

soon be out of date, but it still will provide valuable background material of past trends.

HIGHLIGHTS OF THE ECONOMY OF THE SOUTHWEST GEORGIA AREA

Prepared by:

Industrial Development Division
Engineering Experimental Station
Georgia Institute of Technology
May 1964.

The thirteen counties covered by this report are all represented by the Southwest Georgia Planning and Development Commission. The main purpose of this report is to provide perspective for more detailed studies and for the establishment of active development goals and efforts. The study analyzes area trends and the present employment structure, and reviews other highlights of the area's economy. The distribution of employment in agriculture and manufacturing is given by county and is related to Georgia and the United States. The report also presents preliminary evaluations of the problems and opportunities confronting Southwest Georgia.

Data used in this study was taken from 1950 and 1960 census material. However, it does not attempt to project trends past 1960.

VALUE OF STUDY TO THE SOUTHWEST GEORGIA AREA

The report will provide a good framework for further, more detailed analyses of the area's population and economy. The development opportunities set forth should be carefully noted.

ANALYSIS OF INTERCOUNTY COMMUTING OF WORKER IN GEORGIA

Prepared by:

Industrial Development Division
Engineering Experimental Station
Georgia Institute of Technology
May 1964

The objective of this survey was to determine the potential labor supply available in the immediate locality of Georgia communities. It also examines those workers living outside an area but within commuting distance. The study analyzes the potential labor supply by assessing the number of workers who can be attracted as commuters to district points.

Ninety-six counties are shown by distribution of workers to county of residence for the period December 1957 to March 1958.

Seven counties represented by the Southwest Georgia Planning and Development Commission are included in this survey: Dougherty, Early, Grady, Mitchell, Terrell, Thomas, and Worth counties.

VALUE OF STUDY TO THE SOUTHWEST GEORGIA AREA

The survey shows where workers in seven of the thirteen counties in the Southwest Georgia area live. For Albany and Dougherty County, the county of residence of workers in manufacturing as well as in all industries is given.

PLAN FOR DEVELOPMENT OF THE LAND AND WATER RESOURCES
OF THE SOUTHEAST RIVER BASINS

Prepared by:

The United States Study Commission
Southeast River Basins
June 19, 1963.

The comprehensive plan for the Southeast River Basins has been formulated to meet the needs of the area for land and water resources development to the year 2000. Eight geographic areas are studied in this report. The thirteen county Southwest Georgia Area is included in the following geographic area reports: Suwanee (appendix no. 5), Ochlochnee (appendix no. 6), and the Apalachicola-Chattahoochee (appendix no. 7).

Each geographic area report is made up of six parts: Part One includes a description of the area, a discussion of its resources and a presentation of the present and future population and economy. Part Two presents the level of needs by purpose. Part Three describes planning procedures as applied to this study. Part Four presents the comprehensive plan, including improvements warranting early action. Part Five contains the conclusions and recommendations and Part Six, acknowledges the assistance of public and private agencies and individuals.

The congressional act authorizing the study authorizes it to provide plans for:

- (1) Flood control and prevention
- (2) Domestic and municipal water supplies
- (3) Improvement and safeguarding of navigation
- (4) Reclamation and irrigation of land, including drainage

- (5) Possibilities of hydroelectric power and industrial development and utilization
- (6) Soil conservation and utilization
- (7) Forest conservation and utilization
- (8) Preservation, protection, and enhancement of fish and wildlife resources
- (9) Development of recreation
- (10) Salinity and sediment control
- (11) Pollution abatement and the protection of public health
- (12) Other beneficial and useful purposes not specifically enumerated in the Act

IMPLEMENTATION

At a conference on September 24-25, 1964 concerning the evaluation and implementation of the U. S. Study Commission's Plan, it was emphasized that any implementation of the plan will necessarily have to be initiated at a local level. It was concluded at this conference that the Area Commissions in Georgia would be the logical coordinating body to provide education and to give assistance to local groups in implementing the recommendations of the Study Commission.

VALUE OF STUDY TO THE SOUTHWEST GEORGIA AREA

The entire thirteen county Southwest Georgia Area is included in the River Basin Plan. The report is extremely comprehensive and presents current data on land and water resources with projected needs to the year 2000. By viewing each geographic area as a part of the Southeast River Basin and the country as a whole, this study and plan should be considered as a framework for planning in the Southwest Georgia Area.

GEORGIA'S MINERAL RESOURCES

A Summary of Available Data on Their Past, Present and Future Status

Prepared by:

Industrial Development Branch
Engineering Experimental Station
Georgia Institute of Technology
June 1962.

The purpose of this study was to provide a broad and relatively detailed picture of Georgia's mineral resources and their development opportunities. The information presented is intended primarily to stimulate industries and investors to investigate further the state's mineral potentials.

The report summarizes the state's various minerals as to location and geological occurrence, present and past production status, uses and quantity and quality so that the future outlook of each can be individually and fairly appraised.

It is suggested in the report that established mineral producers and prospective miners discuss their interests and problems with the Georgia Department of Mines, Mining and Geology, the Georgia Tech Engineering Experimental Station or related organizations before going into complete feasibility studies.

VALUE OF STUDY TO THE SOUTHWEST GEORGIA AREA

The study updates past surveys of mineral resources in Georgia and presents a current picture of the situation in the state and the thirteen county Southwest Georgia Area.

An extensive reference list is presented of books, directories, periodicals and other publications on mineral resources in Georgia and the United States.

SUMMARY OF THE
INDUSTRIAL WATER RESOURCES
OF GEORGIA

Prepared by:

Industrial Development Division
Engineering Experiment Station
Georgia Institute of Technology

This report was prepared to aid industries to select site locations which will provide an adequate water supply and offer solution to the problem of waste disposal. The report seeks to bring together summary information on the water resources of Georgia, treating surface supplies both by areas and by major river systems and underwater supplies by specific areas. Sufficient data is presented on streamflows, well depths and yields, and water temperatures and qualities to permit reasonable estimates of the suitability of water resources for industrial needs.

VALUE OF STUDY TO THE SOUTHWEST GEORGIA AREA

The thirteen county Southwest Georgia Area is covered thoroughly in this report. The report summarizes in one volume available data on Georgia's water resources. This will be of great help to industries concerned with water resources in their site location.

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